

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Change of land use from Residential Use to Commercial use to an extent of 336.30 Sq. Mts in T.S.No.258/1 & 260, Plot No. D-6, L.P.No.141/55, D.No.75-6-25, Prakash Nagar, Rajahmundry. - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT
G.O.Ms.No. 58

Dated: 14-02-2013.

Read the following:-

- 1) GO.Ms.No.465, MA dated:28-10-1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.8955/2011/R, dt:26.07.2012.
- 3) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.8955/2011/R, dated 15.11.2012.
- 4) Govt. Memo No.18187/H1/2012-2, dated 23-11-2012.
- 5) Commissioner of Printing, A.P. Extraordinary Gazette No.648, Part-I, dt:04-12-2012.

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ORDER:-

The draft variation to the Rajahmundry General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated:28-07-1975 was issued in Government Memo. No.18187/H1/2012-2, Municipal Administration & Urban Development Department, dt.23-11-2012 and published in the Extraordinary issue of A.P. Gazette No.648, Part-I, dated:04-12-2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:15-11-2012 has stated that the Municipal Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs.13,500/- (Rupees Thirteen thousand Five hundred only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Rajahmundry Municipal Corporation,
East Godavari District.

Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation,
East Godavari District.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.648, Part-I, dated:04-12-2012 as required by clause (b) of the said section

VARIATION

The site in T.S.No.258/1 and 260, Plot No. D-6, L.P.No.141/55, D.No.75-6-25, Prakash Nagar, to an extent of 336.30 Sq. Mts Rajahmundry town, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.24/503/2011, dt. 06.07.2011 and as the proposed site is surrounded by Commercial developments as marked "A,B,C,D" as shown in the revised part proposed land use map bearing GTP No.40/2012/R which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 12.0 mtrs wide road.
East : Vacant site belongs to Sri Sd.Habibullasha.
South : Existing Ground and First floor building
bearing D.No. 75-2-3 belongs to Sri Kabeer.
West : Existing D.No.75-6-26 belongs to Sri P. Muniyya.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER